



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members  
LEE BRAND, Vice Chair  
NUEL BROWN  
JEFFREY HARRINGTON  
HAL KISSLER  
CHARLES VANG  
JENNIFER WHITE

Planning and Development  
Director/Secretary  
NICK P. YOVINO

Deputy City Attorney  
MICHAEL SLATER

*The Planning Commission welcomes you to this meeting.*

July 2, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

## **I. ROLL CALL**

## **II. PLEDGE OF ALLEGIANCE**

## **III. ELECTION OF FISCAL YEAR 2004 OFFICERS**

Chairperson and Vice-Chairperson

## **IV. PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will

come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired. If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

**V. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**VI. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

**A. Minutes**

**B. Communications**

1. Consideration of Site Plan Review No. S-03-159 (a minor modification to Site Plan Review No. S-02-291) and environmental findings, filed by James Fusselman for 0.65 acres of real property located at 3754 and 3766 West Bullard Avenue.
  - a. Environmental Assessment No. S-02-291, resulted in a finding of Categorical Exemption.
  - b. Site Plan Review No. S-03-159, requesting authorization to construct two triplex units on the subject property.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Stan Dilbeck
    - Staff Recommendation: Approve
    - May be considered by City Council

2. Workshop – The Brown Act 2003, by the Fresno City Attorney's Office.

**C. Entitlements**

**VII. REPORTS BY COMMISSIONERS**

**VIII. CONTINUED MATTERS**

**IX. NEW MATTERS**

- A. Consideration of Conditional Use Permit No. C-03-38 and environmental findings, filed by Clayton Wardle, AIA, for 17.72 acres located on the southeast corner of Herndon and Palm Avenues relating to the development of retail and office development (Major Amendment to C-01-179).
  1. Environmental Assessment No. C-01-179, determination of initial study to file a Negative Declaration.
  2. Conditional Use Permit No. C-03-38, as described above.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Norman Allinder
    - Staff Recommendation: Approve
    - May be considered by City Council
- B. Consideration of Street Name Change SNC-02-01 to change the name of Acala Avenue, west of North Palm Avenue.
  - Bullard Community Plan Area
  - Council District 2 (Councilmember Calhoun)
  - Staff Member: Norman Allinder
  - Staff Recommendation: Alternative 1
- C. Consideration of an appeal of the Planning and Development Director's denial of Variance No. V-03-08 and environmental findings, filed by Pamela Trammell, for 0.23 acres located at 1546 East Loftus Avenue relating to the installation of a 6 foot high fence within a 25 foot required front yard building setback area.
  1. Environmental Assessment No. V-03-08, determination of Categorical Exemption.
  2. Variance No. V-03-08, as described above.
    - Hoover Community Plan Area
    - Council District 4 (Councilmember Castillo)

- Staff Member: Robert Logan
- Staff Recommendation: Deny
- May be considered by City Council

**IX. NEW MATTERS - (Continued)**

D. Consideration of an appeal of the Planning and Development Director's denial of Variance No. V-03-12 and environmental findings, filed by Dan Gabrielson, for 0.34 acres located at 1449 East Belmont Avenue relating to the installation of a 6 foot high wrought iron fence within a 10 foot required landscape setback area along a major street.

1. Environmental Assessment No. V-03-12, determination of Categorical Exemption.
2. Variance No. V-03-12, as described above.

- Fresno High-Roeding Community Plan Area
- Council District 3 (Councilmember Sterling)
- Staff Member: Robert Logan
- Staff Recommendation: Deny
- May be considered by City Council

**X. REPORT FROM SECRETARY**

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**